

Date: Thu, 14 Aug 2008
To: Deleted
From: Dag Forssell
Subject: Election, Resignation, Accomplishments, Status, Recommendations

Friends,

The annual meeting is set for September 22. We have a board meeting next Monday the 18th (four days from now), a large "town-hall" meeting with Mayor Sweeney August 22 where many residents are likely to attend, and a deadline for mailing election materials August 23, 30 days prior to September 22.

Election materials include ballots listing the people running for election or reelection. People can also be nominated and voted on at the annual meeting itself.

A year ago, I ran for the board, saying that I wanted to provide some continuity in support of our new property manager. Skyview's board and management are now running smoothly enough and my life is changing. I have concluded that it is time for me to resign from the board effective September 22 and revert to supporter of the board.

This is my resignation letter.

Here are some comments on

- A) Accomplishments and disappointments during my (and Christine's) involvement with the board during what soon will be the past six years.
- B) Where we stand.
- C) Suggestions for the election.

A) I got involved with the board back in 2003 when the equipment at the tot lot was a safety issue. It took some time, but that was resolved with new equipment and removal of the swings.

The board was indecisive about trimming trees in 2004, but I pushed it and it got done.

As treasurer I discovered waste with irrigation water during the rainy season 2004/2005, leading to my pushing to replace our landscaper. I also concluded that it would be good to get a new board and a new management company. The incumbents had been in place for 15 years and the president no longer had the time. Management, when having time for us at all, was managing by faxes to our vendors. Skyview made little progress and was poorly maintained.

Christine, with her appreciation for Robert's Rules of Order, noted that most associations appoint a Nominating Committee, as provided in our bylaws. At Skyview, the board had a long history of simply nominating and reelecting itself. Christine's effort resulted in new blood on the board three years ago and a major push resulted in the nomination and election of Philip, Christal and Dave two years ago.

Along the way I have "retyped" our CCRs and Bylaws and distributed these. Not many board members or others have read them, I am afraid. There has been little or no interest in publications that provide guidance for board members.

I also provided documents suggesting how to plan for the future here at Skyview. These documents are still posted at the Skyview website (which Bruce manages), but to my knowledge, Bruce was the only one to read them. If ever the board decides to undertake any planning effort, I'll be there to explain the approach I suggested.

The board rejected the Reserve analysis provided by Massingham late 2006 and a new one was provided by Roger Pollard. The board received instruction by Roger and his analysis has allowed a significant shift of budget resources along with better guidance.

Significantly, in 2006-2007, the board searched for new management and settled on Charline of Johnson property management, who had been referred by Christal. Next, the board appointed Fran Watkins landscaping, known from a long-term relationship with both Charline and Christal. Charline and Fran worked together to prepare the Pool area in record time following Charline's appointment.

Also in 2007, the board arranged for goats to provide fire clearance. This led to contact with Garin Park management and discussion about the fire dangers posed by Garin. This year, the East Bay Regional Park Fire Department handled the fire clearance around Skyview.

Due to the interaction with not only Garin, but also Hayward fire management, we have had to clear up the big slope to meet Hayward fire regulations. The result is good.

In 2007, the board established new rules for Club house and pool rentals. These have been beneficial this year. Rentals have been handled by Charline and many issues have been cleared up.

The club house, pool and landscaping have been maintained with numerous projects carried out.

B) Skyview's finances are in good shape. Our treasurer Philip works closely with Charline and our independent bookkeeper Cathie Enjaian. This means that three separate entities manage and are fully informed of the status of our accounts.

Landscaping has improved noticeably during the last year and a half. Irrigation was repaired in 2007 and our water bills are significantly lower this year.

Maintenance is ably performed by Joe Zamora, who also looks out for Skyview. Residents have come to know him.

Management is hands-on and personal. Charline responds to residents immediately and visits homes at the drop of a hat whenever there is an issue. She communicates most frequently with Philip and myself. Those of us who have come to know Charline know her as a sensitive, caring human being. She looks out for Skyview in matters large and small and arranges for things to be taken care of quickly and reasonably, without bureaucracy. To my mind, Skyview gets many times more attentive management for its money than it ever received from the prior outfit. Charline works without either the benefit or hindrance of a corporate office. Her association board members make up a significant part of her family, and she needs frequent contact with and support of her family.

The board still needs to deal with the CCRs so they conform to current law and to incorporate any new wrinkles such as restrictions on the number of rentals.

Fine policies and enforcement of CCRs need to be addressed.

We should follow up with Ron Mueller of Garin Park, asking him to clear six feet off the ground down the slope west of 2686 Gamble. Hayward stands ready to help.

I have probably overlooked something that needs attention.

C) There are numerous professional and caring people who live here at Skyview. Right off, I think of a couple at 2776 Gamble and a lady at 2711 Markham. Each of you know others.

I will talk to at least my two this weekend and tell them to attend Monday. To be fair, members should not only enjoy the benefits of the association, but recognize an obligation to contribute. We need not only board members, but residents who can contribute to a landscape committee, architectural committee, pool committee and more. How about a long-term planning committee?

As long as people are happy with what is going on, they will not step up to the plate. As long as people figure Dag is doing a good job, they will not volunteer to help. Therefore, I must stop doing a good job to make room for new contributors, apart from my need to focus on my family and my personal mission. Resigning is the right thing for me to do.

I delegated the Nominating Committee task as I left for Sweden. I understand from Gail that nothing has happened. At this late hour, I suggest we dispense with paperwork (such as I prepared two years ago) and that you all pitch in by contacting a few of your caring acquaintances this weekend and tell them to join us Monday night to set up a roster of candidates and volunteers to support Skyview. Don't let them off the hook. They have to take their turn making a contribution. They can certainly attend Monday.

A month or two ago, I raised the issue of nominations, asking if current board members would stand for reelection. There was little discussion and I do not recall specific commitments, so I again raise the issue. Don't mean to be insulting or such. Seems to me that incumbents even when running for reelection should stand up to spell out what they propose to accomplish in another term. That would be a good topic for the agenda on Monday.

We can also comment on the coming election and annual meeting next Friday during the Sweeney meeting.

I know I write too much, so I'll stop here.

Best, Dag